LOT 44
ESMT PT OR 1569/134
MARSHES @ LANCEFORD PB 7/141

GEBLER RONALD T & PEGGY T
96188 WINDSOR DR
YULEE, FL 32097

2023

24-2N-28-1310-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

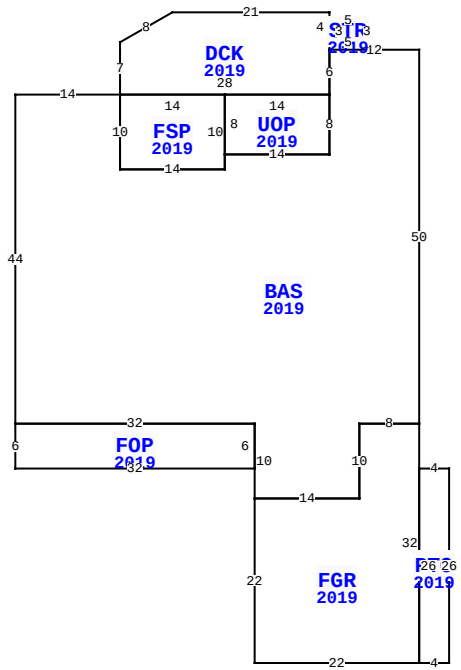
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4078.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	327,749
DCK	294	10	29	4,069
FGR	564	55	310	43,494
FOP	192	30	58	8,138
FSP	140	40	56	7,857
PTO	104	5	5	701
STR	15	10	2	281
UOP	112	20	22	3,087
TOTALS	3,757		2,818	395,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,818	119.9520	142.44	401,396	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2336 HX Base Yr 2020



96188 WINDSOR DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,375
TOTAL MARKET OB/XF VALUE		15,364
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		515,739
SOH/AGL Deduction		215,502
ASSESSED VALUE		300,237
TOTAL EXEMPTION VALUE	HX HB VX VP	251,190
BASE TAXABLE VALUE		49,047
TOTAL JUST VALUE		515,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806597	CO ISSUED	0	10/24/2019
B1806597	NEW CONSTR	313,300	06/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0457	12/16/2019	WD	Q	I	01	430,400
GRANTOR: AMELIA MARSHES LLC						
GRANTEE: GEBLER RONALD T & P						
1746/1751	6/28/2011	WD	U	V	12	693,000
GRANTOR: D F MILLER PARTNERSHI						
GRANTEE: AMELIA MARSHES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 DCK=[YR=2019] N1 STR=[YR=2019] E5 N3 W5 S3$ N4 W21 L7 D4 S7 E28 N6$ S6 UOP=[YR=2019] W14 FSP=[YR=2019] W14 S10 E14 N10$ S8 E14 N8$ S8 W14 S2 W14 N10 W14 S44 FOP=[YR=2019] S6 E32 N6 W32 $ E32 S10 FGR=[YR=2019] S22 E22 PTO=[YR=2019] E4 N26 W4 S26$ N32 W8 S10 W14$ E14 N10 E8 N50$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00	10.00	100	2019	2019	3	99	356	
2	0855	CONC PAVER	0	100	0	0	1,166.00	SF	10.00	10.00	100	2019	2019	3	99	11,543	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 15,364

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 10/24/2019 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS